

EMPLOYEES STATE INSURANCE CORPORATION

NAME OF WORK: Annual Repairs, Maintenance and Operation (ARMO) for Electrical works of buildings, services, equipment and plants of ESI Hospital, Nacharam campus, Hyderabad, ESI Dispensary at Kavadiguda and ESI Dispensary at Goshamahal, Telangana during the year 2026-27.

The preliminary cum detailed estimate has been framed to cover the probable cost of the subject work for obtaining the Administrative Approval and Expenditure Sanction of the competent Authority.

The existing ARMO works contract period which is presently under execution is being lapsed by 31.03.2025. Hence the Estimate is prepared for the year 2026-27 for "Annual Repairs, Maintenance and Operation (ARMO) for Electrical works of buildings, services, equipment and plants of ESI Hospital, Nacharam campus, Hyderabad, ESI Dispensary at Kavadiguda and ESI Dispensary at Goshamahal, Telangana during the year 2026-27".

Design & Scope: The following provisions have been made in the estimate,

1. Operation and Day-to-Day Maintenance of Diesel Generator (DG) Sets, UPS, Lifts, and Air Conditioning Systems.
2. Operation, and Maintenance of Electrical Infrastructure including Transformers, PCC Panels, MCC Panels, AMF Panels.
3. Repairs, Operation, and Maintenance of Electrical Infrastructure including Sub Distribution Panels (SDPs), Earth Pits, Distribution boards (DBs), Switches, Sockets, Internal Wiring, LED Fittings, Fans, Pumps, Capacitors, etc.

The estimate amount above is likely to vary further if there is any change in scope, specification, rates of material and labour and fees if any to be levied by the local bodies for approving the plans etc. The labour wages are considered from CLC order dated 25.09.2025.

Specifications: Work will be carried out as per CPWD General Specifications for Electrical Works-2023 Part-I and Part-II with up to date correction slips.

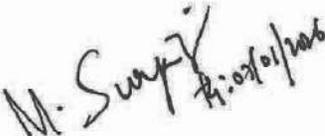
Cost: ₹ 207,17,381.00 including 3% contingencies

Rates: DSR (E&M)-2025 with present cost Index. For non DSR items Telangana SSR for the year 2025-26 was adopted.

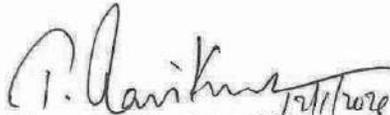
Method: By contract after calling e-Tenders.

Time: 60 days for planning and 365 days for execution after receipt of A/A & E/S.

T & P: To be arranged by the contractor.


Junior Engineer (E)
(M. Suryakiran)


Assistant Engineer (E)
सि. हरिदासन / C. HARIDASAN
सहायक अभियंता (विद्युत) / Asst. Engineer (Electrical)
ई.एस.आई.सी. क्षेत्रीय कार्यालय, हैदराबाद
E.S.I.C. Regional Office Telangana
हैदराबाद-500 063/ Hyderabad-500 063


Executive Engineer (C)
रवि कुमार थोगरु
RAVI KUMAR THOGARU
कार्यपालक इंजिनियर
Executive Engineer
क.रा.वी. निगम/E.S.I. CORPORATION
क्षेत्रीय कार्यालय, हैदराबाद/R.O., HYD.

Abstract of ARMO Electrical works

NAME OF WORK: Annual Repairs, Maintenance and Operation (ARMO) for Electrical works of buildings, services, equipment and plants of ESI Hospital, Nacharam campus, Hyderabad, ESI Dispensary at Kavadiguda and ESI Dispensary at Goshamahal, Telangana during the year 2026-27.

S.No.	Description	Estimate Amount	PAR amount
1	Estimated value of maintenance Manpower	₹ 56,02,584.00	₹ 86,42,759.51
2	Estimated value of Electrical materials	₹ 21,73,122.00	
3	Estimated value of Electrical Item works	₹ 8,60,748.91	
	Subtotal	₹ 86,36,454.91	
4	Estimated value of operating Manpower for MEPs	₹ 112,84,104.00	Beyond PAR
	Total Estimate of ARMO Electrical works	₹ 199,20,558.91	
	Add Labour Cess @1%	₹ 199,205.59	
	Add Contingencies @3%	₹ 5,97,616.77	
	Grand total Estimate of ARMO Electrical works	₹ 207,17,381.00	

M. Suryakiran
Junior Engineer (E)
ESIC RO, Hyderabad
[M. Suryakiran]

[Signature]
Assistant Engineer (E) 08/10/26
ESIC RO, Hyderabad
सि. हरिदासन / C. HARIDASAN
असिस्टेंट इंजीनियर (विद्युत) / Asst. Engineer (Electrical)
ई.एस.आई.सी. क्षेत्रीय कार्यालय तेलंगाना
E.S.I.C. Regional Office Telangana
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[Signature]
EE(C)
रवि कुमार तोगड़
RAVI KUMAR THOGARU
कार्यपालक इंजीनियर
Executive Engineer
क.रा.सी. निगम/E.S.I. CORPORATION
क्षेत्रीय कार्यालय, हैदराबाद/R.O., HYD.

Estimated Value for Deployment of Manpower for Day to Day Operation and Maintenance of Electro-Mechanical Equipment						
S.No	Description of Item	Nos	Category	Total Qty in Mandays	Wages per day	Amount
A	B	C	D	E=C*26*12	F	G
Operating Manpower						
1	Electrical Supervisor (General Shift)	1	Highly skilled	312	1547.00	482664.00
2	Fire Safety Supervisor (General Shift)	1	Highly skilled	312	1547.00	482664.00
3	HVAC Supervisor (General Shift)	1	Highly skilled	312	1547.00	482664.00
4	HT/LT Switch Yards cum DG operator (In General/Reliever)	1	Skilled	312	1433.00	447096.00
5	HT/LT Switch Yards cum DG operator (In Shifts)	6	Skilled	1872	1433.00	2682576.00
6	Firefighting system operator (In General/Reliever)	1	Skilled	312	1433.00	447096.00
7	HVAC Operator (In General/Reliever)	1	Skilled	312	1433.00	447096.00
8	HVAC Operator (In Shifts)	6	Skilled	1872	1433.00	2682576.00
9	Lift operators (In General/Reliever)	1	Skilled	312	1433.00	447096.00
10	Lift operators (In Shifts)	6	Skilled	1872	1433.00	2682576.00
	Subtotal-I					11284104.00
Maintenance Manpower						
12	Electrician (In General/Reliever)	1	Skilled	312	1433.00	447096.00
13	Electrician (In Shifts)	6	Skilled	1872	1433.00	2682576.00
14	Electrical Helpers (In General/Reliever/Shifts)	6	Un Skilled	1872	1321.00	2472912.00
	Subtotal-II					5602584.00
	Total estimated value for deployment of Manpower= Subtotal-I+Subtotal-II	38.00				16886688.00

Note: Wages has been prepared considering minimum wages in accordance with CLC, Ministry of Labour and employment, Govt. of India OM dated: 25.09.2025 including CP & OH charges of 15%. ESI, EPF, BONUS, Revised VDA as per acts/guidelines, wherever applicable will be reimbursed on actuals from time to time on submission of documentary proofs.

M. Suresh
17/09/25

R. Ravi Kumar
E.E.O

रवि कुमार लोगरु
RAVI KUMAR THOGARU
कार्यपालक इंजिनियर
Executive Engineer
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17/09/25

Electrical Material Supply

S.No	DSR EnM 2025	Details of Materials	Unit	Quantity	Rate	Amount
16	1101	1.5 sq. mm ISI marked, FRLS/HFFR PVC insulated, single core copper conductor cable	Meter	900.00	18.00	16200.00
17	1102	2.5 sq. mm ISI marked, FRLS/HFFR PVC insulated, single core copper conductor cable	Meter	900.00	28.00	25200.00
18	1103	4.0 sq. mm ISI marked, FRLS/HFFR PVC insulated, single core copper conductor cable	Meter	540.00	42.00	22680.00
19	1104	6.0 sq. mm ISI marked, FRLS/HFFR PVC insulated, single core copper conductor cable	Meter	450.00	63.00	28350.00
20	1105	10 sq. mm ISI marked, FRLS/HFFR PVC insulated, single core copper conductor cable	Meter	270.00	106.00	28620.00
21	1224	20 mm diA, ISI marked, PVC conduit	Meter	100.00	21.00	2100.00
22	1225	25 mm diA, ISI marked, PVC conduit	Meter	100.00	29.00	2900.00
23	1226	32 mm diA, ISI marked, PVC conduit	Meter	100.00	46.00	4600.00
24	1229	20 mm PVC bends	Each	100.00	8.00	800.00
25	1230	25 mm PVC bends	Each	100.00	11.00	1100.00
26	1231	32 mm PVC bends	Each	100.00	18.00	1800.00
27	1234	20 mm PVC couplers	Each	100.00	5.68	568.00
28	1235	25 mm PVC couplers	Each	100.00	7.00	700.00
29	1236	32 mm PVC couplers	Each	100.00	11.00	1100.00
30	1239	20 mm PVC junction box, one way	Each	100.00	18.00	1800.00
31	1240	20 mm PVC junction box, two way	Each	100.00	19.00	1900.00
32	1401	Ceiling rose, 3 pin, 5 A ISI marked	Each	20.00	20.00	400.00
33	1402	S.P. 5/6 A, one way modular switch, ISI marked	Each	200.00	34.00	6800.00
34	1403	S.P. 5/6 A, two way modular switch, ISI marked	Each	50.00	68.00	3400.00
35	1404	S.P. 15/16 A, one way modular switch, ISI marked	Each	100.00	74.00	7400.00
36	1405	3 pin 5/6 A modular socket outlet, ISI marked	Each	200.00	63.00	12600.00
37	1406	6 pin 15/16 A modular socket outlet, ISI marked	Each	100.00	105.00	10500.00
38	1407	Modular bell push, ISI marked	Each	20.00	62.00	1240.00
39	1408	Stepped type Modular Fan regulator (2 module)	Each	30.00	220.00	6600.00
40	1411	Modular blanking plate	Each	50.00	16.00	800.00
41	1412	6 pin 25 amp modular type socket	Each	10.00	125.00	1250.00
42	1413	Modular base & cover plate for 1 module	Each	50.00	42.00	2100.00
43	1414	Modular base & cover plate for 2 module	Each	50.00	42.00	2100.00
44	1415	Modular base & cover plate for 3 module	Each	50.00	56.00	2800.00
45	1416	Modular base & cover plate for 4 module	Each	100.00	61.00	6100.00
46	1417	Modular base & cover plate for 6 module	Each	50.00	79.00	3950.00
47	1418	Modular base & cover plate for 8 module	Each	50.00	101.00	5050.00
48	1419	Modular base & cover plate for 12 module	Each	30.00	147.00	4410.00
49	1705	25 A modular SPMCB, 'C' curve	Each	10.00	161.00	1610.00
50	1706	6 A, to 32 A, ratings, SP MCB, "C" curve, 10 KA breaking capacity	Each	30.00	135.00	4050.00
51	1707	6 A, to 32 A, ratings, SPN MCB, "C" curve, 10 KA breaking capacity	Each	30.00	394.00	11820.00
52	1708	6 A, to 32 A, ratings, DP MCB, "C" curve, 10 KA breaking capacity	Each	30.00	432.00	12960.00

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53	1709	6 A, to 32 A, ratings, TP MCB, "C" curve, 10 KA breaking capacity	Each	30.00	702.00	21060.00
54	1710	6 A, to 32 A, ratings, TPN MCB, "C" curve, 10 KA breaking capacity	Each	30.00	869.00	26070.00
55	1711	Single pole, blanking plate	Each	50.00	8.00	400.00
56	1717	25 A, rating, 2 pole RCCB, 30mA	Each	30.00	1458.00	43740.00
57	1718	40 A, rating, 2 pole RCCB, 30mA	Each	30.00	1726.00	51780.00
58	1719	63 A, rating, 2 pole RCCB, 30mA	Each	30.00	1982.00	59460.00
59	1720	25 A, rating, 2 pole RCCB, 30mA	Each	30.00	2125.00	63750.00
60	1721	40 A, rating, 2 pole RCCB, 30mA	Each	30.00	2352.00	70560.00
61	1722	63 A, rating, 2 pole RCCB, 30mA	Each	30.00	2457.00	73710.00
62	1730	20 A, SPN, industrial type socket outlet, with plug top and metal chained cover in sheet steel enclosure	Each	20.00	680.00	13600.00
63	1731	20 A, TPN, industrial type socket outlet, with plug top and metal chained cover in sheet steel enclosure	Each	20.00	997.00	19940.00
64	1732	30 A, TPN, industrial type socket outlet, with plug top and metal chained cover in sheet steel enclosure	Each	20.00	2142.00	42840.00
65	1734	2+2 way, SPN, single door, MCB DB	Each	20.00	820.00	16400.00
66	1735	2+4 way, SPN, single door, MCB DB	Each	20.00	786.00	15720.00
67	1736	2+6 way, SPN, single door, MCB DB	Each	10.00	1007.00	10070.00
68	1737	2+10 way, SPN, single door, MCB DB	Each	10.00	1189.00	11890.00
		LED Down lighter (COB Type) (System lumen efficacy $\geq 105 < 120$ lm/Watt) of following body materials. Powder coated die cast /Extruded aluminium Body including trim with Aluminium Reflector				
69	4419	5 - 7 watt	Each	48.00	409.50	19656.00
70	4420	8 - 10 watt	Each	20.00	447.29	8945.80
71	4421	12 -15 watt	Each	30.00	565.50	16965.00
72	4422	18 watt	Each	40.00	666.25	26650.00
		LED Panel light 2x2 ft. (System lumen efficacy $\geq 105 < 120$ lm/Watt) of following body materials. Powder coated die cast /Extruded aluminium Body (Thickness > 1.20 mm)				
73	4434	36 watt	Each	88.00	1625.00	143000.00
		LED Batten light (System lumen efficacy $\geq 105 < 120$ lm/Watt) of following body materials. Powder coated die cast/ Extruded aluminium Body (Thickness > 1.20 mm)				
74	4467	18- 22 Watt	Each	50.00	305.08	15254.00
75	4470	40 watt	Each	30.00	333.90	10017.00
		LED Street light fixture, powder coated pressure die cast aluminium body (System lumen efficacy $\geq 105 < 120$ lm/Watt) of following body materials.				
78	4501	45 watt	Each	10.00	800.00	8000.00

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79	4503	72 watt	Each	10.00	1200.00	12000.00
80	4504	90 watt	Each	10.00	1375.00	13750.00
		LED Flood Light, powder coated pressure die cast aluminium (System lumen efficacy 105 <120 lm/Watt) of following body materials.				
81	4550	100 watt	Each	5.00	1450.00	7250.00
82	4551	150 watt	Each	5.00	2100.00	10500.00
83	4598	Ceiling fan with Brush Less Direct Current (BLDC) Motor, etc. complete as req. 1200mm, BEE 5 star rating, service value \geq 6.0 CM/Min/Watt, air delivery 210 CM/Min (Minimum)	Each	20.00	1890.00	37800.00
		Subtotal DSR				1119135.80
		Subtotal incl. Cost Index @0%				1119135.80
		Subtotal incl. Carriage @1%				1130327.16
		Subtotal incl. CPOH @15%				1299876.23
		Total DSR incl. GST @18% (A)				1533853.95
S.No.	TGSR 2025-26	Details of Materials	Unit	Quantity	Rate	Amount
84	ELEC-1.1.11.a	Supply of 19/20 mm Saddles with Base.	100 No	2	308.00	616.00
85	ELEC-1.1.11.b	Supply of 25 mm Saddles with Base.	100 No	2	319.00	638.00
86	ELEC-1.2.4.a	Supply of 19/20 mm PVC Flexible Couplings. Make: Precision or its equivalent as approved by the department	1 No	20	16.00	320.00
87	ELEC-1.2.5.b	Supply of 25mm x 12 mm and thickness 1.2 mm width and height Casing and Caping with all accessories such as Ts, Bends, Elbows etc., complete for finished item of work. Makes : Modi with ISI or its equivalent make as approved by the department	Metre	100.00	42.00	4200.00
88	ELEC-1.2.6.a	Supply of 19/20 mm PVC Junction Boxes Normal. Makes : Sudhakar / Finolex / Modi / VIP / Precision DEC / Beljin	1No	100	26.00	2600.00
89	ELEC-1.2.6.b	Supply of 25 mm PVC Junction Boxes Normal. Makes : Sudhakar / Finolex / Modi / VIP / Precision DEC / Beljin	1No	100	29.00	2900.00
90	ELEC-1.3.2.a	Supply of Surface Mounted PVC Modular Gang Box. 1 or 2 Makes : Similar to Switches Make	1 No	20.00	71.00	1420.00
91	ELEC-1.3.2.b	Supply of Surface Mounted PVC Modular Gang Box. 3 Makes : Similar to Switches Make	1 No	20.00	101.00	2020.00
92	ELEC-1.3.2.c	Supply of Surface Mounted PVC Modular Gang Box. 4 Makes : Similar to Switches Make	1 No	30.00	121.00	3630.00
93	ELEC-1.3.2.d	Supply of Surface Mounted PVC Modular Gang Box. 6 Makes : Similar to Switches Make	1 No	20.00	163.00	3260.00

M. Suresh
Team




07/1/24

94	ELEC-1.3.2.e	Supply of Surface Mounted PVC Modular Gang Box. 8 or 9 Makes : Similar to Switches Make	1 No	20.00	210.00	4200.00
95	ELEC-1.3.2.f	Supply of Surface Mounted PVC Modular Gang Box. 12 Makes : Similar to Switches Make	1 No	10.00	257.00	2570.00
96	ELEC-1.6.3.c	Supply of 3 Core 4.0 Sqmm Flat Copper cable of ISI for Submersible Motors. Makes : Finolex / RR Kabel / Havells / KEI / LK (L&T) / Pawancab	100mtrs	5	19457.00	97285.00
97	ELEC-1.6.3.d	Supply of 3 Core 6.0 Sqmm Flat Copper cable of ISI for Submersible Motors. Makes : Finolex / RR Kabel / Havells / KEI / LK (L&T) / Pawancab	100mtrs	5	28610.00	143050.00
98	ELEC-1.7.1.f	Supply of 6A 3 pin Triangle Plug Top. Makes : GM G Home / Gold Medal Olive / Million Zoom / Anchor Penta Cherry / Great white Omega / HPL / Vimal / CPL	Each	50.00	40.00	2000.00
99	ELEC-1.7.1.k	Supply of 16A, 3 pin Triangle Plug Top. Makes : GM G Home / Gold Medal Olive / Million Zoom / Anchor Penta Cherry / Great white Omega / HPL / Vimal / CPL	Each	50.00	56.00	2800.00
100	ELEC-1.9.1.g	Supply of 16A / 10A Modular Flush Fuse with Neon Indicator. Makes : Legrand Arteor / Schneider Zen celo / Honeywell Blenge Plus / Crabtree Murano / Logus Platina / Gold Medal GIFA / GMZenova / LK (L&T) - Englaze / Million M-Vee	1No	20	179.00	3580.00
101	ELEC-1.9.1.k	Supply of 20A 2 Module Modular Socket with shutter. Makes : Legrand Arteor / Schneider Zen celo / Honeywell Blenge Plus / Crabtree Murano / Logus Platina / Gold Medal GIFA / GMZenova / LK (L&T) - Englaze / Million M-Vee	1No	20	273.00	5460.00
102	ELEC-3.3.15	Supply and transportation of 10W, 1000 lumens, 600 mm (+/- 10%) length LED batten tube light, housing made with PC body, wide operating voltage with Single / double side connection, PF≥0.9, Surge protection: >2KV, THD<15%, with inbuilt driver and frosted cover CCT: 3000K - 6500K as desired by the department and as per IS specifications, minimum CRI≥80, etc complete with 5 years warranty with BIS Certification. LUMINAIRE MAKE : Phillips / OSRAM / Wipro / Crompton / Bajaj / Havells / Jaquar / Panasonic / Halonix / HPL / Eveready / Surya / Keselec / Arraystorm / GM / Goldmedal / Goldwyn / Fortune Arrt / Lighting Technologies LED MAKE : PHILIPS LUMILEDS / CREE / NICHIA / OSRAM / SAMSUNG / LG LEDs.	Each	50.00	346.00	17300.00

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103	ELEC-5.1.11.a	Supply of 9" (225mm +/- 5%) Light duty exhaust fan with metal blades etc., complete for ante rooms / individual toilets. Makes : Crompton / Havells Ventilair- DSP / Orient hill air.	1No.	10.00	1555.00	15550.00
104	ELEC-5.1.12.b	Supply of 8" (200mm) Ventilating exhaust fan with shutters etc complete for living rooms / office rooms Makes : Atomberg Studio / Crompton / Havells Ventilair DX / Orient / Panasonic / Halonix	1No.	10.00	1715.00	17150.00
105	ELEC-5.1.16.b	Supply of 8" (200 mm) BLDC exhaust fan with necessary accessories etc., complete Makes : Atomberg / Crompton / Havells / Orient / Goldmedal / GM.	1No.	20.00	2520.00	50400.00
106	ELEC-5.1.13.a	Supply of 12" (300mm), 900 RPM Heavy duty exhaust fan with metallic blades for general toilets. Makes : Crompton / Almonard / Havells Turbo Force SP.	1No.	20.00	3410.00	68200.00
107	ELEC-5.14.10.c	Supply of Capacitor for table / cabin / pedestal / ceiling / exhaust fan complete with alignment of shaft and tested.	1 No	50.00	65.00	3250.00
108	ELEC-10.1.2	Supply of Rawl Plugs	100 No	30	45.00	1350.00
109	ELEC-10.1.15	Supply of PVC / Cotton Insulation tape Role (10 Mtrs)	1No.	100	26.00	2600.00
110	ELEC-10.2.4	Supply of LEGEND PLATES for Earth pits 40mm x 20mm	1 No	20	61.00	1220.00
111	ELEC-10.2.7	Supply of Shock instruction chart in English / Hindi / Telugu duly framed with front glass.	1 No	20	576.00	11520.00
		Subtotal SSR EnM				471089.00
		Subtotal incl. CPOH @15%				541752.35
		Total SSR EnM incl. GST @18% (B)				639267.77
Total Electrical Materials Estimated to (A+B) in Rs.						2173122.00

M. Suresh
2022





Estimated value of Electrical Item Work						
S.No	TG SSR 2025-26	Description	Unit	Qty	Rate	Amount
DSR/SSR Item works						
112	ELEC-5.14.1	Rewinding of motor of table fan / wall bracket fan / Cabin Fan including minor repairs, lubrication of ball bearings, bush bearings and replacing condenser, screws etc testing of fan for original speed.	No	20	690	13800.00
113	ELEC-5.14.3	Rewinding of motor of 1200mm / 1400mm ceiling Fan including minor repairs, lubrication of ball bearings, bush bearings and replacing condenser, screws etc testing of fan for original speed.	No	20	740.00	14800.00
114	ELEC-5.14.6	Rewinding of motor of 900 / 1400 RPM 450mm Exhaust Fan including minor repairs, lubrication of ball bearings, bush bearings and replacing condenser, screws etc testing of	Job	20	1230.00	24600.00
115	ELEC-5.14.7.a	Rewinding of Electric motor up to and including up to 1 HP, 3 Phase up to 1400 RPM of all types and makes with copper wire including minor repairs, lubrication of ball bearings, bush bearings and replacing condenser, screws etc testing of	No	5	2265.00	11325.00
116	ELEC-5.14.7.b	Rewinding of Electric motor up to and including above 1 HP to 2 HP, 3 Phase up to 1400 RPM of all types and makes with copper wire including minor repairs, lubrication of ball bearings, bush bearings and replacing condenser, screws etc testing of motor for original	No	5	2540.00	12700.00
117	ELEC-5.14.7.d	Rewinding of Electric motor up to and including above 3 HP to 5 HP, 3 Phase up to 1400 RPM of all types and makes with copper wire including minor repairs, lubrication of ball bearings, bush bearings and replacing condenser, screws etc testing of motor for original	No	5	5070.00	25350.00
118	ELEC-5.14.7.e	Rewinding of Electric motor up to and including above 5 HP to 7.5 HP, 3 Phase up to 1400 RPM of all types and makes with copper wire including minor repairs, lubrication of ball bearings, bush bearings and replacing condenser, screws etc testing of motor for original	No	5	6090.00	30450.00
119	ELEC-5.14.7.f	Rewinding of Electric motor up to and including above 7.5 HP to 10 HP, 3 Phase up to 1400 RPM of all types and makes with copper wire including minor repairs, lubrication of ball bearings, bush bearings and replacing condenser, screws etc testing of motor for original	No	5	7270.00	36350.00
120	ELEC-5.14.7.g	Rewinding of Electric motor up to and including above 12.5 HP to 15 HP, 3 Phase up to 1400 RPM of all types and makes with copper wire including minor repairs, lubrication of ball bearings, bush bearings and replacing condenser, screws etc testing of motor for original	No	5	8460.00	42300.00
121	ELEC-5.14.8.a	Rewinding of Submersible pums motor up to and including up to 5 HP, 3 Phase up to 1400 RPM of all types and makes with copper wire including minor repairs, lubrication of ball bearings, bush bearings and replacing condenser, screws etc testing of motor for original speed.	No	5	2100.00	10500.00
122	ELEC-5.14.8.b	Rewinding of Submersible pums motor up to and including above 5 HP to 25 HP, 3 Phase up to 1400 RPM of all types and makes with copper wire including minor repairs, lubrication of ball bearings, bush bearings and replacing condenser, screws etc testing of	No	5	2900.00	14500.00

M. Sampath
2024




123	ELEC-6.7.1	Supply, Fabrication of 1set MS bracket suitable for fixing out door unit of split AC unit.	Set	10	960.00	9600.00
		Providing 2 runs of Copper tubes for suction and liquid between indoor and outdoor unit for split/Casseete Air-Conditioner including foaming etc., complete.				
124	ELEC-6.7.2.a	1. 3/4" x 3/8"2. 5/8" x 1/4"3. 1/2" x 1/4" or equivalent sizes	Mtr	10	990.00	9900.00
125	ELEC-6.7.2.b	7/8" x 1/2"	Mtr	10	1570.00	15700.00
126	ELEC-6.7.2.c	1 1/8" x 5/8"	Mtr	10	1840.00	18400.00
127	ELEC-6.7.28	Installation of Split Air Conditioners.	No	10	1760.00	17600.00
128	ELEC-6.7.29	Removing of existing Split Air Conditioners without damaging to copper pipe.	No	5	475.00	2375.00
129	ELEC-6.7.30	Installation of Cassette type Split Air Conditioners.	No	5	3530.00	17650.00
130	ELEC-8.18.16.a	Servicing of DBs duly opening the top cover checking the circuits, tighting the screws, applying tape wherever required and making propoer dressing etc complete. 4 Way SPN DB	No	10	56.00	560.00
131	ELEC-8.18.16.b	Servicing of DBs duly opening the top cover checking the circuits, tighting the screws, applying tape wherever required and making propoer dressing etc complete. 8 Way SPN DB	No	10	112.00	1120.00
132	ELEC-8.18.16.c	Servicing of DBs duly opening the top cover checking the circuits, tighting the screws, applying tape wherever required and making propoer dressing etc complete. 12 Way SPN DB	No	10	168.00	1680.00
133	ELEC-8.18.16.d	Servicing of DBs duly opening the top cover checking the circuits, tighting the screws, applying tape wherever required and making propoer dressing etc complete. 4 Way TPN DB	No	10	168.00	1680.00
134	ELEC-8.18.16.e	Servicing of DBs duly opening the top cover checking the circuits, tighting the screws, applying tape wherever required and making propoer dressing etc complete. 8 Way TPN DB	No	20	336.00	6720.00
135	ELEC-8.18.16.f	Servicing of DBs duly opening the top cover checking the circuits, tighting the screws, applying tape wherever required and making propoer dressing etc complete. 12 Way TPN DB	No	20	562.00	11240.00
		Subtotal-I				350900.00



M. Sanyal
HOD



Dismantling Rates						
136	ELEC-16.1.2.a	Dismantling the existing ceiling fan / exhaustfan / cabin fan for clearing the site.	Job	100	19.00	1900.00
137	ELEC-16.1.2.c	Dismantling the existing tubelight / SV lamp /MV lamp/ LED and making the site clear	job	100	19.00	1900.00
Subtotal-II						3800.00
OLD MATERIAL RATES						
138	ELEC-16.1.1.b	PVC insulated alluminium cables and wires	1 kg	100	-58.00	-5800.00
139	ELEC-16.1.1.f	PVC pipe/ PVC materials.	1 kg	100	-6.00	-600.00
140	ELEC-16.1.1.j	All types of ceiling fans/ cabin fans/ Bracket fans and pedastal fans etc.	1 No	100	-173.00	-17300.00
141	ELEC-16.1.1.k	All type Tube light fittings/MV/SV/MH/LED fittings.	1 No	100	-24.00	-2400.00
142	ELEC-16.1.1.m	All types chokes/condensors/Motor starters	1 kg	100	-20.00	-2000.00
Subtotal-III						-28100.00
Subtotal = I+II+III						326600.00
Subtotal incl. CPOH @15%						375590.00
Total SSR (B) incl. GST @18%						443196.20
Total Electrical item works Estimated to Rs (A).						443196.00
Non Schedule Rate Item works						
143	AoR	Taking out the existing 440 V, 3Phase, upto 3 HP Monoblock Pump Set From the Position, transportation to work shop, dismantling the same, carrying out, rewinding of motor, replacing worn-out bushes, bearings, coupling, shaft etc. Reassembling the same, transporting back to site, installing, testing on commissioning all by engineer in charge	Job	5	4960.00	24800.00
144	AoR	Taking out the existing 440V, 3Phase, upto 3 HP Pressure Pump with Motor From the Position, transportation to work shop, dismantling the same, carrying out, rewinding of motor, replacing worn-out bushes, bearings, coupling, shaft etc. Reassembling the same, transporting back to site, installing, testing on commissioning all by engineer in charge	Job	4	14885.00	59540.00
145	AoR	Taking out the existing 440V, 3Phase, Borewell submersible pumpset of upto and including 5.0 HP ' From the Position, transportation to work shop, dismantling the same, carrying out, rewinding of motor, replacing worn-out bushes, bearings, coupling, shaft etc. Reassembling the same, transporting back to site, installing, testing on commissioning all by engineer in charge	Job	5	16370.00	81850.00
146	AoR	Taking out the existing 440V, 3Phase, 7.5HP Borewell submersible pumpset From the Position, transportation to work shop, dismantling the same, carrying out, rewinding of motor, replacing worn-out bushes, bearings, coupling, shaft etc. Reassembling the same, transporting back to site, installing, testing on commissioning all by engineer in charge	Job	5	19670.00	98350.00
147	AoR	Taking out the existing 440V, 3 Phase, 2/3HP sewage submersible pumpset From the Position, transportation to work shop, dismantling the same, carrying out, rewinding of motor, replacing worn-out bushes, bearings, coupling, shaft etc. Reassembling the same, transporting back to site, installing, testing on commissioning all by engineer in charge	Job	4	8835.00	35340.00
Subtotal						299880.00
Subtotal incl. GST @18%						353858.40
Total Electrical AoR items incl. GST (B)						417552.91
Total Electrical item works Estimated to (A+B) in Rs.						860748.91

M. Suresh
20/11/20

Market Rate Analysis					
1	Taking out the existing 440 V, 3Phase, 2/3 HP Monoblock Pump Set From the Position, transportation to work shop, dismantling the same, carrying out, rewinding of motor, replacing worn-out bushes, bearings, coupling, shaft etc. Reassembling the same, transporting back to site, installing, testing on commissioning all by engineer in charge				
Rewinding of motor 2/3 HP monoblock Pump					
				10.00	Nos
	Material Component				
	Taking out the existing 440 V, 3Phase, 2/3 HP	Nos	10	3,045.00	30,450.00
	Adding Transportation to and Fro from the site and return to site	L.s	10	1,000.00	10,000.00
A	Total Material component				40,450.00
B	Labour component:-				
	Electrician (Licensed)	No's/day	2.00	823.00	1,646.00
	Helper Fitter / Fabrication/Electrician	No's/day	4.00	749.00	2,996.00
	Total			Rs	4,642.00
C	Other Charges:-				
	Add overheads and Contractor Profit @ 15% on (A + B)				4,509.20
	Total			Rs	4,509.20
	Total Labour and Material				
	ABSTRACT:-				
A	material	Rs	40,450.00		
B	Labour component:-	Rs	4,642.00		
C	Other Charges:-	Rs	4,509.20		
	Total	Rs.	49,601.20		
	Total Amount	Rs	49,601.20		
	Cost per 1 Pump	Rs	4,960.12		
	Cost per Pump - Rounding off	Rs.	4,960.00		



M. Suresh
10/10/20



2	Taking out the existing 3Phase, 3 HP Pressure Pump with Motor From the Position, transportation to work shop, dismantling the same, carrying out, rewinding of motor, replacing worn-out bushes,bearings,coupling,shaft etc. Reassembling the same, transporting back to site, installing, testing on commissioning all by engineer in charge			
Rewinding of motor 3 HP Pressure Pump				
			10.00	Nos
	Material Component			
	Taking out the existing 3Phase, 3 HP Pressure Pump with Motor From the Position, transportation to work shop, dismantling the same, carrying out, rewinding of motor, replacing worn-out bushes,bearings,coupling,shaft etc. Reassembling the same, transporting back to site, installing, testing on commissioning all by engineer in charge	Nos	10	12,300.00
	Adding Transportation to and Fro from the site and return to site	L.s	10	1,000.00
A	Total Material component			1,33,000.00
B	Labour component:-			
	Electrician (Licensed)	No's/day	1.00	823.00
	Helper Fitter / Fabrication/Electrician	No's/day	2.00	749.00
	Total			Rs 2,321.00
C	Other Charges:-			
	Add overheads and Contractor Profit @ 15% on (A + B)			13,532.10
	Total			Rs 13,532.10
	Total Labour and Material			
	ABSTRACT:-			
A	material	Rs	1,33,000.00	
B	Labour component:-	Rs	2,321.00	
C	Other Charges:-	Rs	13,532.10	
	Total	Rs.	1,48,853.10	
	Total Amount	Rs	1,48,853.10	
	Cost per 1 Pump	Rs	14,885.31	
	Cost per Pump - Rounding off	Rs.	14,885.00	



M. Suraj
2020



3	Taking out the existing 440V,3Phase, Borewell submersible pumpset of upto and including 5.0 HP ' From the Position, transportation to work shop, dismantling the same, carrying out, rewinding of motor, replacing worn-out bushes,bearings,coupling,shaft etc. Reassembling the same, transporting back to site, installing, testing on commissioning all by engineer in charge			
Rewinding of motor upto 5HP Borewell Pump				
			10.00	Nos
	Material Component			
	Taking out the existing 440V,3Phase, Borewell submersible pumpset of upto and including 5.0 HP ' From the Position, transportation to work shop, dismantling the same, carrying out, rewinding of motor, replacing worn-out bushes, bearings, coupling, shaft etc. Reassembling the same, transporting back to site, installing, testing on commissioning all by engineer in charge	Nos	10	13,500.00
	Adding Transportation to and Fro from the site and return to site	L.s	10	1,000.00
A	Total Material component			1,45,000.00
B	Labour component:-			
	Electrician (Licensed)	No's/day	1.00	823.00
	Helper Fitter / Fabrication/Electrician	No's/day	4.00	749.00
	Total			Rs 3,819.00
C	Other Charges:-			
	Add overheads and Contractor Profit @ 15% on (A + B)			14,881.90
	Total			Rs 14,881.90
	Total Labour and Material			
	ABSTRACT:-			
A	material	Rs	1,45,000.00	
B	Labour component:-	Rs	3,819.00	
C	Other Charges:-	Rs	14,881.90	
	Total	Rs.	1,63,700.90	
	Total Amount	Rs	1,63,700.90	
	Cost per 1 Pump	Rs	16,370.09	
	Cost per Pump - Rounding off	Rs.	16,370.00	



M. Sanyal
12/10/20



4	Taking out the existing 440V,3Phase,7.5HP Borewell submersible pumpset From the Position, transportation to work shop, dismantling the same, carrying out, rewinding of motor, replacing worn-out bushes,bearings,coupling,shaft etc. Reassembling the same, transporting back to site, installing, testing on commissioning all by engineer in charge				
Rewinding of motor upto 7.5 HP Borewell Pump					
				10.00	Nos
	Material Component				
	Taking out the existing 440V,3Phase, Borewell submersible pumpset of upto and including 5.0 HP ' From the Position, transportation to work shop, dismantling the same, carrying out, rewinding of motor, replacing worn-out bushes, bearings, coupling, shaft etc. Reassembling the same, transporting back to site, installing, testing on commissioning all by engineer in charge	Nos	10	16,500.00	1,65,000.00
	Adding Transportation to and Fro from the site and return to site	L.s	10	1,000.00	10,000.00
	Total Material component				1,75,000.00
B	Labour component:-				
	Electrician (Licensed)	No's/day	1.00	823.00	823.00
	Helper Fitter / Fabrication/Electrician	No's/day	4.00	749.00	2,996.00
	Total			Rs	3,819.00
C	Other Charges:-				
	Add overheads and Contractor Profit @ 15% on (A + B)				17,881.90
	Total			Rs	17,881.90
	Total Labour and Material				
	ABSTRACT:-				
A	material	Rs	1,75,000.00		
B	Labour component:-	Rs	3,819.00		
C	Other Charges:-	Rs	17,881.90		
	Total	Rs.	1,96,700.90		
	Total Amount	Rs	1,96,700.90		
	Cost per 1 Pump	Rs	19,670.09		
	Cost per Pump - Rounding off	Rs.	19,670.00		



M. Suresh
20/01/2019



5	Taking out the existing 3Phase,2/3HP sewage submersible pumpset From the Position, transportation to work shop, dismantling the same, carrying out, rewinding of motor, replacing worn-out bushes,bearings,coupling,shaft etc. Reassembling the same, transporting back to site, installing, testing on commissioning all by engineer in charge			
Rewinding of motor upto 3 Phase ,2/3 Hp Sewage Submersible pump				
			10.00	Nos
	Material Component			
	Taking out the existing 440V,3Phase, Borewell submersible pumpset of upto and including 5.0 HP ' From the Position, transportation to work shop, dismantling the same, carrying out, rewinding of motor, replacing worn-out bushes, bearings, coupling, shaft etc. Reassembling the same, transporting back to site, installing, testing on commissioning all by engineer in charge	Nos	10	6,800.00
	Adding Transportation to and Fro from the site and return to site	L.s	10	1,000.00
	Total Material component			78,000.00
B	Labour component:-			
	Electrician (Licensed)	No's/day	1.00	823.00
	Helper Fitter / Fabrication/Electrician	No's/day	2.00	749.00
	Total			Rs 2,321.00
C	Other Charges:-			
	Add overheads and Contractor Profit @ 15% on (A + B)			8,032.10
	Total			Rs 8,032.10
	Total Labour and Material			
	ABSTRACT:-			
A	material	Rs	78,000.00	
B	Labour component:-	Rs	2,321.00	
C	Other Charges:-	Rs	8,032.10	
	Total	Rs.	88,353.10	
	Total Amount	Rs	88,353.10	
	Cost per 1 Pump	Rs	8,835.31	
	Cost per Pump - Rounding off	Rs.	8,835.00	

M. Sanyal
200

Wage structure					
S.No	Type of Manpower Category ---> A Area (Hyderabad)	Revised VDA rate w.e.f 01.10.2025			
		H.Skilled	Skilled	SemiSkilled	Unskilled
1	Rate of Central Minimum Wages / Day	1,065.00	981.00	893.00	805.00
2	Rate of Central Minimum Wages / Month	27,690.00	25,506.00	23,218.00	20,930.00
3	Bonus @ 8.33% on (2)	-	-	-	1,743.47
4	EPF employers contribution @13% on (2)	1,950.00	1,950.00	1,950.00	1,950.00
5	ESI employer contribution @3.25% on (2)	-	-	-	680.23
6	Sub Total (Sl. 2 to 5)	29,640.00	27,456.00	25,168.00	25,303.69
7	Contractor Profit & overhead charges @15 % (on Sl No 6)	4,446.00	4,118.40	3,775.20	3,795.55
8	Total (Sl No. 6 to 7)	34,086.00	31,574.40	28,943.20	29,099.25
9	GST @ 18% on (8)	6,135.48	5,683.39	5,209.78	5,237.86
10	Wages per month (Sl No. 8 to 9)	40,221.48	37,257.79	34,152.98	34,337.11
11	Wage per day	1,547.00	1,433.00	1,314.00	1,321.00



M. Suresh
18/10/25



Electrical PAR of ESI Hospital, Nacharam for 2026-27					
S.No	Name of Work	Annual Repairs Charges	Plinth Area in sq meters	Plinth area rate as per sqm CPWD	Amount
1	Hospital	AR	29910.65	249.00	7447751.85
2	Staff Quarters	AR	2480.22	77.00	190976.94
3	Hostel	AR	6044.28	124.00	749490.72
4	ESI Dispensary, Kavadiguda	AR	1386	110.00	152460.00
5	ESI Dispensary, Goshamahal	AR	928	110.00	102080.00
	Total		40749.15		8642759.51



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Annexure 2A					
PLINTH AREA RATES FOR ELECTRICAL ENGG. MAINTENANCE					
S. No.	Category	Rate in Rs. per Sqm. per year for day to day service and repair, maintenance w.e.f. 01.04.2019			
		Concentrated Groups		Scattered Groups	
		Age 0 to 10 years	Above 10 years	Age 0 to 10 years	Above 10 years
1	2	3	4	5	6
	RESIDENTIAL BUILDINGS				
1.	Type I to IV	69	77	83	93
2.	Type V and above	84	94	101	113
3.	MP Flats, Ministers Bungalows, Supreme Court Judges Residences	167	187	200	225
4.	Hostels	111	124	133	150
5.	Rastrapati Bhawan, Vice President House & PM House	As per Actual			
	NON RESIDENTIAL BUILDINGS				
1.	Normal Office/Temporary Office Buildings/Dispensaries	98	110	118	132
2.	North & South Blocks.	84	94		
3.	Parliament House and Parliament House Annexe	280	314		
4.	Supreme Court	167	187		
5.	Hospitals	222	249	266	300

NOTES :

- These plinth area rates cover only expenditure on maintenance on EI and Fans i/c compound light. Cost for maintenance in night shift, if required can be added as per actual requirement. Funds will be provided for maintenance of other E&M services e.g. Air Conditioning, Pumps, DG sets, Substation, Fire Alarm, Firefighting, Lifts, transformers etc. on actual requirement.
- The rates do not include the extra amount admissible for maintenance and repairs in hilly region.
- No provisions on lump sum basis for richer specifications are made in the estimate for maintenance work.
- Extra provision for specific site conditions in addition to those already covered by various annexures of CPWD Maintenance Manual be made on item rate basis with itemized schedule of measurements and duly indexed DSR rates as per latest cost index. In case, rates of specific items are not available in DSR, market rates be used instead, to frame the maintenance estimate. (Sl. No. 3 & 4 added as per OM No. DG/Maintenance Manual 2019/04 dated 16.03.2023).